



**Elliott Close,  
Newmarket, CB8 7SE  
Offers In Excess Of £230,000**

**MA**  
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**Situated in a quiet, sought-after, and well-established residential area, this semi-detached bungalow benefits from entrance hall, sitting room, kitchen, 2 bedrooms and shower room, with gas-fired central heating and double-glazed windows throughout.**

**Externally, the bungalow occupies a generous plot with front and rear gardens, along with a driveway offering ample off-road parking.**

**No onward chain.**

#### **Hallway**

With storage cupboard and door through to the:

#### **Living Room**

**15'8" x 10'11"**

Good sized living room with radiator and window to the front aspect.

#### **Kitchen**

**8'11" x 8'9"**

Fitted with a range of matching eye and base level storage units and working surfaces over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap over, space for a fridge/freezer, washing machine and tumble dryer. Wooden style flooring, window and external door to the rear aspect.

#### **Bedroom 1**

**11'6" x 9'2"**

Double bedroom with fitted wardrobes, radiator and window to the rear aspect.

#### **Bedroom 2**

**9'10" x 9'8"**

With radiator and window to the front aspect.

#### **Bathroom**

**8'7" x 4'10"**

Comprising a low level WC, hand basin with vanity cupboards under, walk-in shower cubicle with glass doors, tiled walls and flooring, heated towel rail and obscured window to the rear aspect.

#### **Outside - Rear**

Beautifully presented rear garden with a variety of thriving trees, shrubs and flowers. Raised flower beds, lawn area, wooden decked area wrapping around the garden, garden shed, outdoor lighting and side pedestrian gate.

#### **Outside - Front**

Driveway offering ample off-road parking.

#### **Property Information:**

EPC - C

Tenure - Freehold

Council Tax Band - D (West Suffolk)

Property Type - Semi-detached Bungalow

Property Construction - Standard

**Number & Types of Room** – Please refer to the floorplan

**Square Meters** -

**Parking** – Driveway

**Electric Supply** - Mains

**Water Supply** – Mains

**Sewerage** - Mains

**Heating sources** - Gas

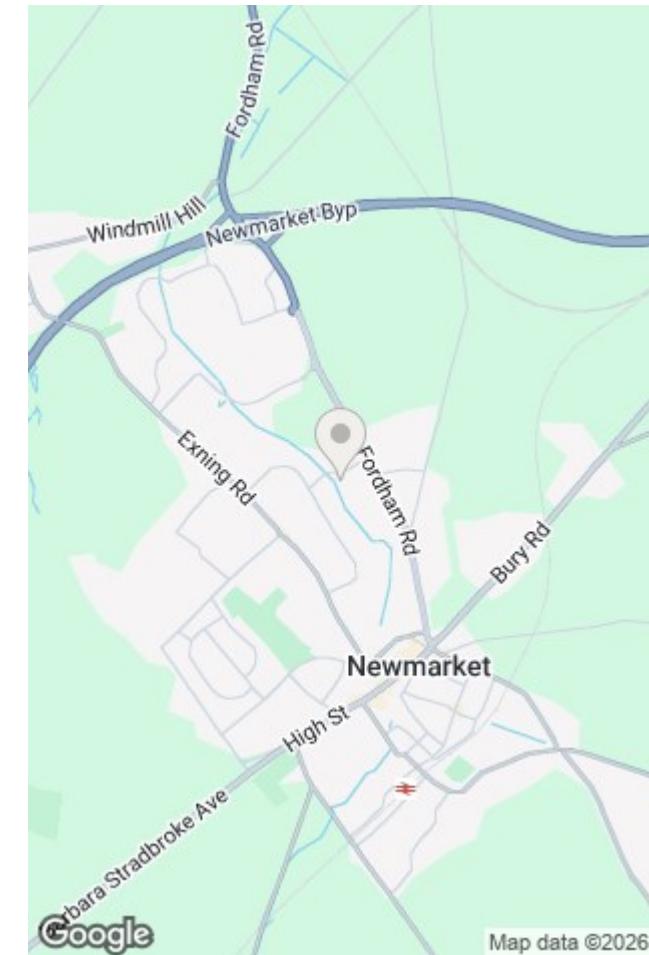
**Broadband Connected** - tbc

**Broadband Type** – Ultrafast available, 1000Mbps download, 100Mbps upload

**Mobile Signal/Coverage** – Ofcom advise likely/limited on all networks

**Rights of Way, Easements, Covenants** – None that the vendor is aware of

**Location** – What 3 Words - viewer.boil.cutaway



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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